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August 30, 2007

Richard J. Gabriel, Esq.
37 South Street
Northborough, MA 01532

And

Cathleen H. Summers, Esq.
228 Central Street
Acton, MA 01720-0724

RE: Estate of Annette Villeneuve
Middlesex Probate # 07P 1556

Dear Attorneys Gabriel and Summers:

I'm glad that we had the opportunity to meet in court today, and I believe that a lot was accomplished. I'd like to recap the items that we discussed and our agreements thereon.

We all agree that the beneficiaries of the estate are best served by an expeditious processing of this matter. Given the problems resulting from the sale of the Highland Street property in which Eugene had a life estate, and the intended, yet unexecuted, new Will of Annette, an agreement to compromise the Will may be in the beneficiaries' best interest.

The issue that I have a concern over is the questionable mental status of Eugene Villeneuve. It may be wise, so as to protect all who are involved in this matter, to ask the Court to appoint a Guardian Ad Litem to evaluate Eugene's mental status and his competency to understand what's going on before any agreement is proposed. The question then is: "Who will bring the Motion for appointment of GAL?". There was discussion of contacting the Hart Law Offices in Marborough to see if they will represent Eugene. I would welcome this, and then perhaps they could have him evaluated privately and take whatever action is appropriate thereafter.

In the meantime, we shall move forward with the "housekeeping" that the estate needs in order to get a permanent fiduciary appointed.

Richard Gabriel will provide copies of cancelled checks that he paid from his personal funds for bills that were owed by the estate, and the bill associated with the payment. We all agree that Mr. Gabriel should be reimbursed for any expenses paid for or on behalf of the estate.

Richard Gabriel will provide an itemized statement of his time spent on estate matters. Mr. Gabriel indicated that he will "bow out" if he gets paid for his time. Further discussions should be had to determine who should be appointed as Executor and as Trustee.

Richard Gabriel will provide an accounting for the assets of the estate in a manner suitable for filing with the Court on or around September 7, 2007.

Cathleen Summers will provide Bill Crowley with evidence of payment of certain bills of the estate that James Pazzanese claims that he paid. It is agreed that James should be reimbursed for those bills. She will also provide me with any information regarding other possible assets, and the name of the person at the Housing office that James claims has money to be paid to the estate.

We also agreed that Eugene Villeneuve will not be forced to move back into his second floor apartment.

After our conference, I met with Marie Gardin at Middlesex Probate Court to discuss the issue of whether a Special Administrator has the authority to rent out the vacant apartments. Relying on the specific language contained in my appointment, which language tracks Chapter 193, section 11 and Chapter 202, section 4A, her answer was "Yes". In my appointment, I was authorized to "conduct the business" of the deceased. Annette's business was owning and managing rental real estate. Therefore, part of running the business is keeping the units rented to generate income. These acts would not need special authority, and I won't seek special authority unless someone objects to the renting of the apartments. Attorney Summers indicated that Jim may have potential tenants. We should try to get tenants in the vacant apartments in 158 Howe Street as quickly as possible. We should also discuss renting the second floor of 141 Howe Street.

I have made my position clear...I would like to wrap up my involvement as soon as possible, file my account, and turn over the assets to the permanent fiduciary. I can't do that until the account of the Temporary Executor is allowed, and an agreement is approved by the court, or by judgment. Let's keep the ball rolling. Someone needs to contact Atty. Hart to see if he'll represent Eugene. Since Atty. Gabriel seems to have a relationship with Eugene and Pam Costanzo, perhaps he can ask Pam to make the call. I'll leave that up to you. If there is no movement on this issue, then I may file a Motion for a GAL myself. I'm hoping I won't have to do that.

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I look forward to working with both of you to try to settle this matter and close the estate out. Thank you very much for your cooperation and attention.

Sincerely,


William F. Crowley